



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAR 14 2016

PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$1,533.50

APPLICANT/OWNER:

1. Name: NW Dev Group LLC Phone: 503/260-4484
2. Mail Address: 4260 Galewood Street, Ste. B
3. City/State/Zip: Lake Oswego, OR 97035
4. Interest in property: Owner

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Erica Wirtala Phone: 406/755-6481
Mailing Address: 2 Village Loop
City, State, Zip: Kalispell, MT 59901
Email: erica@sandssurveying.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 998 Rose Crossing, Kalispell
- B. Legal Description: Tract 3C in Section 27-29-21
(Lot/Block of Subdivision or Tract #)

Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 19.1
- D. Zoning District: Evergreen Zoning District
- E. The present zoning of the above property is: SAG-10
- F. The proposed zoning of the above property is: R-4
- G. State the changed or changing conditions that make the proposed amendment necessary: The subject property is now under the same ownership as the adjoining property and water/sewer services are becoming available from the south and west.

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.

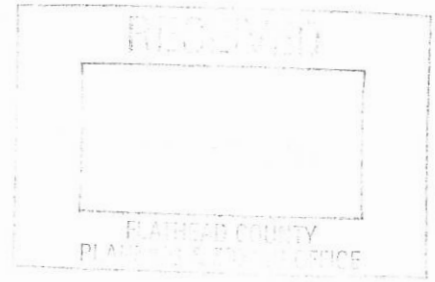
Michael W. Andrews
Owner/Applicant Signature(s)

3/2/16
Date

MAR 14 2016



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Michael W. Andrews
Owner/Applicant Signature(s)

3/6/16
Date

Addendum to NW Dev Zoning Application:

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?

The subject property of the proposed map amendment is also the subject property for a Growth Policy Amendment. The adjoining land to Tract 3C, is owned by NW Dev, and had been part of the original Two Rivers Master Plan when that was first created. This twenty acre parcel was purchased shortly after the Two Rivers Plan was adopted, so it was not included in that initial approval. NW Dev would like to create a continuous and harmonious look for their entire Trumbull Creek Crossing project, and this property would be developed out with much of that same look. Should the proposal for the extension of the Two Rivers Master Plan amendment be successful, then the proposed zoning will be in accordance with the Plan.

2. Is the proposed amendment designed to:

a. Secure safety from fire and other dangers?

The subject property is within the boundaries of the Evergreen Fire District, which is a short two miles down the road. Setbacks and minimum lot sizes allow for safe development of the existing property and surrounding properties.

b. Promote public health, public safety and the general welfare?

The requested change is from an SAG-10 designation to an R-4 designation, which is similar zoning to the adjacent properties, is a higher density residential zone. Despite a smaller minimum lot size, there are still required setbacks to be met, permitted uses and conditional uses that restrict the types of development permitted on the lot, permitted lot coverage and sanitation standards that must be met.

c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The subject property lies within a well-developed area of the County. There are existing paved local roads to facilitate safe travel. There is an adequate supply of water available for private wells and/or extension of water mains from the Evergreen Water District. Soils, geology and topography are favorable for sanitation facilities to be installed on the subject property and/or public sewer services provided by the Evergreen Sewer District. The Helena Flats Elementary School is a short distance away, with some walking trails available for students to use. County and neighborhood parks are also just a short walk or bike ride to access. The immediate area to the west is zoned R-4, so this zone change amendment is an extension of an existing zone and will be consistent with the character of the surrounding neighborhood.

3. Does the proposed amendment consider:

a. The reasonable provision of adequate light and air?

With the application of the R-4 zoning designation, there will be required minimum setbacks and building height requirements for both the principal and accessory structures. There are minimum lot area

standards, minimum lot width standards as well as permitted lot coverages. Yes, there is reasonable provision for adequate light and air.

b. The effect on motorized and non-motorized transportation systems?

The northern boundary of the subject property is located along Rose Crossing, which is a paved County road in good condition. Rose Crossing intersects with Highway 2, aided by a traffic light, which is a major north-south arterial road, allowing for four lane, high speed travel to Columbia Falls and Whitefish, or south into Kalispell. A rail line crosses Rose Crossing immediately before the traffic signal, however, this line is utilized only once or twice a week and is unlikely to have a detrimental effect on traffic conditions. This proposed zone change on 20 acres of property will have a marginal effect on this existing transportation system. As there is an existing home on the property, and if the zone change amendment is successful, there is opportunity for a variety of home densities to be built. The definition of the R-4 zone requires public utilities. There are numerous non-motorized bike/ped paths in the area that are already in existence, or to be completed with proposed development in the area. These paths go to the Helena Flats school and to the County park. There is a trail plan for the area and bit by bit, it is being implemented.

c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?

This proposal is compatible with the urban growth in the general area. This is the continuation of an existing project for an established neighborhood. The property will be served by Evergreen Water and Evergreen Sewer Districts. Evergreen has been a bedroom community of Kalispell, and has areas of development that are similar in density to that of its neighboring municipality. This is a compatible proposal.

d. The character of the district and its peculiar suitability for particular uses?

The R-4 zone is proposed for this property due to the fact that public water and sewer services are available in the immediate vicinity and that this property will be incorporated into the Trumbull Creek Crossing neighborhood plan. If the proposal is successful, it will be similar in terms of use and compatibility with the Trumbull Creek Crossing neighborhood as this is an extension of existing R-4 zoning district boundaries and master-planned area. The density, building standards (if utilizing the Kalispell Sewage Treatment Plant, all infrastructure and buildings must be constructed to City of Kalispell standards), HOA/CCR requirements would all be applicable to this property.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?

As this is an in-fill project, it is encouraging the most appropriate use of the land within the Evergreen Zoning District. There is an existing home on the property and if the Growth Policy and zoning amendments are successful, the original home will be split from the original twenty acre parcel to it's own stand-alone acreage. Additional homesites will be created in the manner of the Trumbull Creek

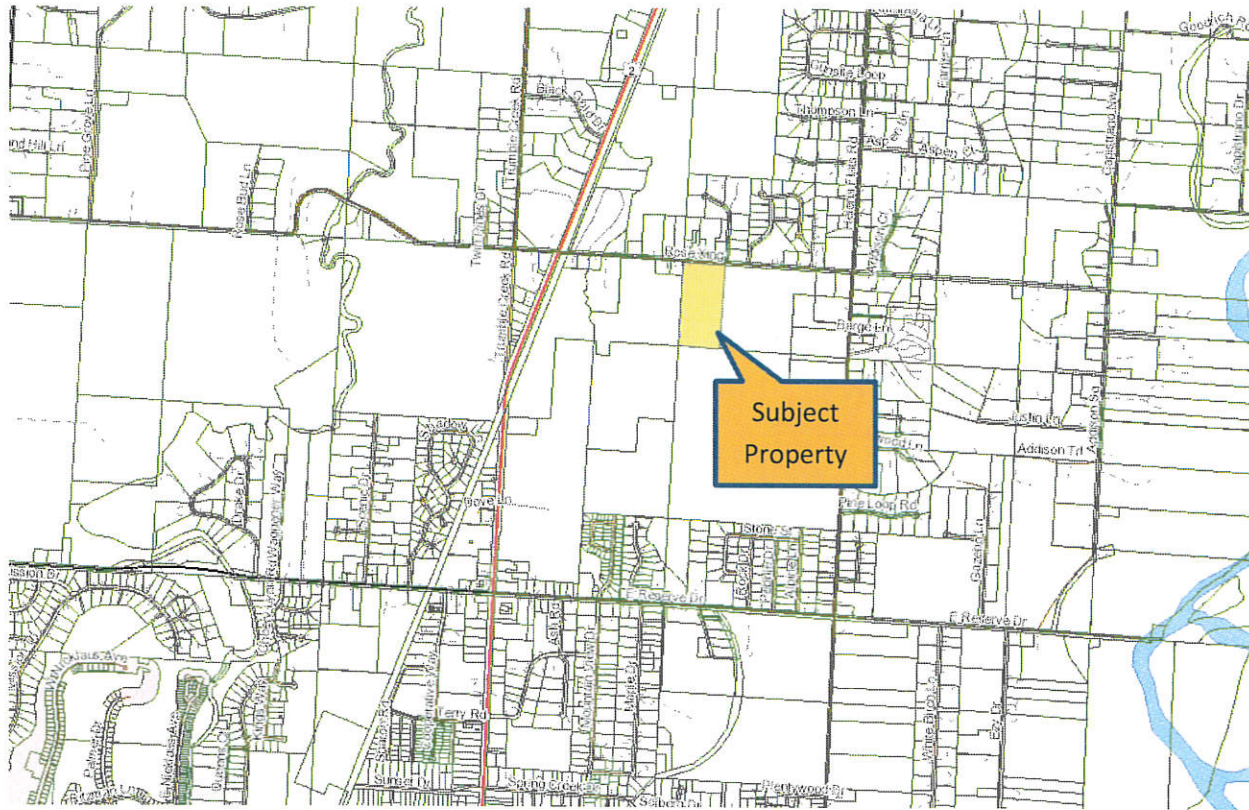
Crossing development at some point after that. It will be beneficial to the homeowner to maintain a home that conserves the value of their own buildings as well as those of their neighbors. Future development of that lot will continue to add value to the existing home and those within the immediate vicinity.

4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

Yes, the City of Kalispell is the nearest municipality, and it also has an R-4 zoning designation with similar lot sizes, bulk and dimensional requirements, and similar permitted/conditional uses. This zone change requirement for the County R-4 zoning designation is similar to the City of Kalispell's R-4 zoning designation.

VICINITY MAP- TRACT 3C IN 27-29-21:

Flathead County GIS Location Map:



APR - 5 2016